



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU11-00139 Desert Springs Unit Five  
**Application Type:** Major Preliminary  
**CPC Hearing Date:** January 26, 2012

**Staff Planner:** Justin Bass, (915) 541-4930, [bassjd@elpasotexas.gov](mailto:bassjd@elpasotexas.gov)  
**Location:** East of I-10 and North of Transmountain Road  
**Acreage:** 23.21 acres  
**Rep District:** 1  
**Existing Use:** Vacant  
**Existing Zoning:** R-3A (Residential)  
**Proposed Zoning:** R-3A (Residential)

**Nearest Park:** Westside Park (1.51 mile)  
**Nearest School:** Canutillo Middle School (1.29 miles)  
**Park Fees:** N/A  
**Impact Fee:** The property is located in the Westside Impact Fee Service Area and is subject to impact fees.

**Property Owner:** RPW Development, DVEP Land LLC  
**Applicant:** RPW Development, DVEP Land LLC  
**Representative:** CEA Group

### **SURROUNDING ZONING AND LAND USE**

**North:** R-3 (Residential) & R-5/sp (Residential/ special permit)/ Vacant

**South:** R-3A (Residential)/ Vacant

**East:** R-3 (Residential)/ Vacant

**West:** R-5/sp (Residential/special contract)/ Vacant

**THE PLAN FOR EL PASO DESIGNATION:** Light Industrial, Mixed-Use and None.

### **APPLICATION DESCRIPTION**

The applicant is proposing to subdivide 23.21 acres of property into 87 single-family residential lots and a 1.61-acre park. Primary access will be from Resler Drive.

On February 27, 2006, the applicant submitted the project under Sierra Vista Estates Unit One. The property has been granted vested rights under the previous subdivision code; however, the applicant has requested that Section 19.08.010 of the current subdivision be applied.

The applicant is requesting the following modifications:

- To modify the right-of-way width from 52 feet to 50. The 50-foot right-of-way shall consist of 32 feet of pavement, two nine-foot parkways with five-foot sidewalks and six-inch standard curb and gutter.

- To allow for a 120-foot modified right-of-way consisting of 64 feet of pavement with a 24' raised median, 5-foot sidewalk and 8-foot parkway on one side and an 8-foot meandering hike & bike trail with an 11-foot parkway on the other side.
- To allow for a turning heel radius between 70 and 110 degrees.
- A modification to Section 19.16.050.H. Preservation of Natural Arroyos allowing construction of improvements within an arroyo.

### **CASE HISTORY**

Desert Springs Unit Five is part of the Desert Springs Land Study that was approved by the City Plan Commission on August 27, 2009. An amendment to the land study was administratively approved on October 21, 2010.

### **DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION:**

The Development Coordinating Committee recommends ***approval*** of the modifications under Reason 3 of Section 19.04.170.A of the previous Subdivision Ordinance and ***approval*** of Desert Springs Unit Five on a **Major Preliminary** basis subject to the following conditions and requirements:

- Desert Springs Unit Four must be filed concurrently with:
  - Desert Springs Unit One
  - Desert Springs Unit Two
  - Desert Springs Unit Four
  - Enchanted Hills Unit One
  - Enchanted Hills Unit Three
- Staff is also recommending that the City Plan Commission require the applicant to landscape the parkway area at the rear of all double frontage lots, as stipulated under Section 19.16.080(D) *The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the planning & economic development director or designee, to provide visual separation between the development and the street.* Staff also recommends that if the City Plan Commission requires landscaping, that the condition be coordinated with the El Paso Department of Transportation where it conflicts with site visibility standards, utilities, and parkway illumination. For the type of landscaping, staff recommends the developer select trees designated as median/street/right of way appropriate from the City's Plant and Tree List, to be placed 30-feet on centers.

### **OPEN SPACE ADVISORY BOARD**

***Recommended approval 4-2-2***

### **Planning Division Recommendation:**

***Approval with modifications.*** In this case, the subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage, vehicular access, and pedestrian passage.

### **Engineering and Construction Management-Land Development:**

We have reviewed subject plan recommend **Approval**; the Developer/Engineer needs to address the following comments:

The subdivision is within Flood Zones A2, B and C: Zone A2- "Areas of 100-year flood; base flood elevations and flood hazards determined". Zone B "Areas between the 100-year flood and the 500-year flood; or certain areas subject to a 100-year flooding with average depths less than one (1) foot or where the contributing drainage areas is less than one square mile; or areas protected by levees from the base flood, and Zone C-"Areas of minimal flooding (No shading), Panels # 480214 0011C, 480214 0012C, 480214 0016C and 480214 0017C, dated February 5, 1986.

**EPDOT:**

The Department of Transportation has no objections to the proposed plat with the following condition:

1. In order to ensure adequate access to the proposed development the following plats are to be recorded prior to or concurrently with the proposed subdivision:

- a. Desert Springs Unit 1
- b. Desert Springs Unit 2
- c. Desert Springs Unit 4
- d. Enchanted Hills Unit 1
- e. Enchanted Hills Unit 3

Note:

1. All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

**Parks and Recreation Department:**

We have reviewed **Desert Springs #5**, a major preliminary plat map which consists of 87 Single-family dwelling lots, is part of the Desert Springs Land Study (Aka: Transmountain Land Study) and Developer is proposing to dedicate a **1.61-acre "Park Site"**.

Please note that this development is vested under the "Old-Old" ordinance at required "Parkland" dedication of one acre of park per every two hundred (200) dwelling units therefore complying with the minimum "Parkland" requirements; excess "Parkland" credits obtained in this unit will be applied to Desert Spring #4 furthermore, we offer Developer / Engineer the following comments:

1. Parkland calculations as follows:

Desert Springs #4 – Is dedicating a "Park Site" for a total of ..... **1.04-acres**

Desert Springs #5 – Is dedicating a "Park Site" for a total of ..... **1.61-acres**

**Total Dedicated Parkland = 2.65-acres**

Desert Springs #4 = 239 Units at a rate of One acre / 200 Units requires ..... **1.20-acres**

Desert Springs #5 = 87 Units at a rate of One acre / 200 Units requires ..... **0.44-acres**

**Total Required Parkland = 1.64-acres**

Dedicated "Parkland" meets & exceeds the minimum requirements by 1.01-acres for both Desert Springs Units 4 & 5

2. Desert Springs #5 needs to be recorded prior to or concurrently with Desert Spring Unit

- 4.
3. Flow path (Arroyo No. 41-A) shall remain undisturbed – Place notation on this plat as well as on Unit 4
4. Clarify if "Slope" areas as noted on Lots 1 thru 46, Block 26 are to remain undisturbed; if disturbed, they shall be restored with landscape & vegetation complete with irrigation system – Place notation.
5. On proposed "15' Hike & Bike Trail" show acreage separate from the "Drainage / Open Space / Wild Life Corridor" acreage.

We offer the following **informational comments** to assist Applicant in the design of the new Park's construction drawings.

Please note that design layout (Concept & Final) need to be coordinated with Parks Department for review and approval and are to include at minimum the following improvements:

1. Refer to Park's Design & Construction Standards.
2. Irrigation System shall be designed by a Licensed Irrigator Registered in the State of Texas, in good Standing, with a minimum 5 years experience, and with a minimum of 10 designs of comparable size systems.
3. Irrigation System must be designed to accommodate site static water pressure or a pump must be incorporated to accommodate design criteria.
4. Note for all park improvements to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
5. Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision/park improvement plans is subject to applicant providing proof of the project registration - PLD # (Registration Number) is provided.
6. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site unless previously discussed and approved by this Department.
7. Provide frontage lighting to the park along adjacent Public Street rights of way. Engineer is to coordinate with E.P.E.Co., Department of Transportation, and Parks Dept. light poles & conduit placement for perimeter lighting prior to street paving; perimeter street lighting shall be coordinated for light poles to be installed at max. 300' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
8. Developer shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, minerals availability, water infiltration, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure existing soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.

9. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches as required for proper planting as per Parks Design & Construction Standards; if caliche soils are found they must be shattered to a minimum depth of 24 inches.
10. Any unsuitable soil materials not approved by Parks Department are to be removed, disposed-off, and replaced with top soil to a minimum depth of 12 inches.
11. Any rock walls, retaining walls, or fences to be constructed along the park abutting residential sites need to be off of the Park and to be constructed by Developer if required in order to minimize disturbance to the park improvements.
12. Provide grading so that the park site does not sit lower than six inches (6") from any top of curb elevation, throughout. Any low spot must have at minimum a surface area of 30,000 square feet to insure that any storm water is dispersed over a large area. Any sloped areas shall be at the max. 1 vertical : 20 horizontal (5%) and shall insure that proposed grades will keep water away from hard surfaces.
13. If any slopes are required along residential sides there is a need to have a minimum five feet (5') benches at top and toe of slopes and to be kept clear of any improvements such as rock walls, walk path or sidewalks.
14. Provide adequate cross-sections enough to better understand the finished improvements.
15. Grading and drainage plan for the site, to be reviewed and approved by Parks Department.
16. Applicant / Contractor is required to obtain irrigation and any other required permit(s) from Development Services (BP&I) Building Permits & Inspections Division.
17. A 7' wide concrete sidewalk is required all along the park's frontages.
18. Construction of Park improvements need to be coordinated and inspected by Parks Department.
19. Park Site acceptance is contingent upon completion of all street improvements abutting the park.

**El Paso Water Utilities:**

1. EPWU requires for the sanitary sewer flows from this subdivision to flow west along Sun Loft Place to the Enchanted Hills Development. The PSB easement within Lot 3, Block 24 is not required.
2. EPWU requires for Desert Springs Unit 4 and Enchanted Hills Unit 3 to be recorded prior or concurrently with Desert Springs Unit 5.
3. The subject property is located within the City of El Paso Westside Impact Fee Service Area. Impact fees will be assessed at the time of the plat and collected by EPWU prior to the issuance of a Building Permit.
4. Water service can be made available to the subdivision up to elevation 4060 (PSB Datum). Water and sewer service for this subdivision is contingent on the construction and acceptance of the water and sewer mains within Desert Spring Unit 4. Provision of water service for the entire Desert Springs Development requires the extension of the existing 12-inch diameter water main

located just north of Transmountain Road, then eastward parallel to Transmountain to the proposed Bluff Creek Lane within Desert Spring Unit 1. Also, a 16-inch diameter water main is required to be extended across IH-10 from the existing 16-inch diameter water main located west and parallel to IH-10, then along the proposed Enchanted Spring Drive. The Owner/Developer is responsible for the water main extension costs and the acquisition of the required off-site easements; including the extensions across IH-10 and Transmountain Road. Extension of off-site water mains shall be done within an off-site alignment that is graded to the future subgrade of a proposed paved roadway.

5. Sanitary sewer service for the entire Desert Springs Development requires the extension of a 15-inch sewer main with horizontal tunneling across I-10, then along La Mesa Street to connect at 7<sup>th</sup> Street to the proposed Mowad sewer interceptor. This interceptor is anticipated to be operational late 2013. Temporary sewer service is available by connecting to the existing 15-inch sewer main along the west side of I-10. The Owner/Developer is responsible for the sewer main extension costs and the acquisition of the required off-site easements; including the extension across IH-10.

6. There is a 24-inch water transmission main to be constructed along the proposed extension of Resler Drive. EPWU requests for the Owner to coordinate so that the required water and sewer mains are installed ahead or in parallel with development.

7. The Owner/Developer is responsible for the main extension costs and for the acquisition of off-site easements.

8. Along Resler Drive between Helen of Troy and Transmountain Road, there is an existing 16-inch diameter reclaimed water. This main dead-ends approximately 230-feet south of Transmountain Drive.

9. IH-10 and Transmountain Road are TxDOT right-of-ways. All proposed water and sanitary sewer work to be performed within these right-of-ways requires a utility installation permit from TxDOT.

**El Paso Water Utilities – Stormwater Division:**

1. Clarify the Lot Area table for Block 24. This table includes two (2) drainage right-of-ways, but only one drainage right-of-way is shown on the preliminary plat.

(The comments below shall be addressed in the improvement plan stage.)

2. At the improvement plan stage mitigate the amount of stormwater runoff on streets by extending the underground storm sewer system to capture street flow at critical points. Also, ensure that lots adjacent to drainage right-of-ways are not adversely affected by runoff flows.

3. At the improvement plan stage, size all stormwater drainage structures to allow access for EPWU maintenance staff and equipment.

4. EPWU recommends that grading in the floodplain be delayed until approval by FEMA of the CLOMR.

5. EPWU recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff. Provide additional stormwater retention at the park site.

**El Paso Fire Department:**

No comments received.

**911:**

The 911 District requests that a portion of SUN LOFT PL be renamed. The address range disparity where east/west turns to north/south could conceivably present emergency response delays and confusion.

*(comment has been addressed)*

**Sun Metro:**

Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services. **Accommodate major roadways for potential public transit services.**

**Central Appraisal District**

No comments received.

**El Paso Electric Company:**

No comments received.

**Texas Gas Company:**

No comments received.

**Canutillo Independent School District:**

No comments received.

**Additional Requirements and General Comments:**

1. Submit to the Planning & Economic Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
3. This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat. Impact fees shall be calculated based on the table below:

Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be prior to the time a building permit is issued if development is within the city limits or at the time of the meter connection if development is outside the city limits.

**Westside Service Area**

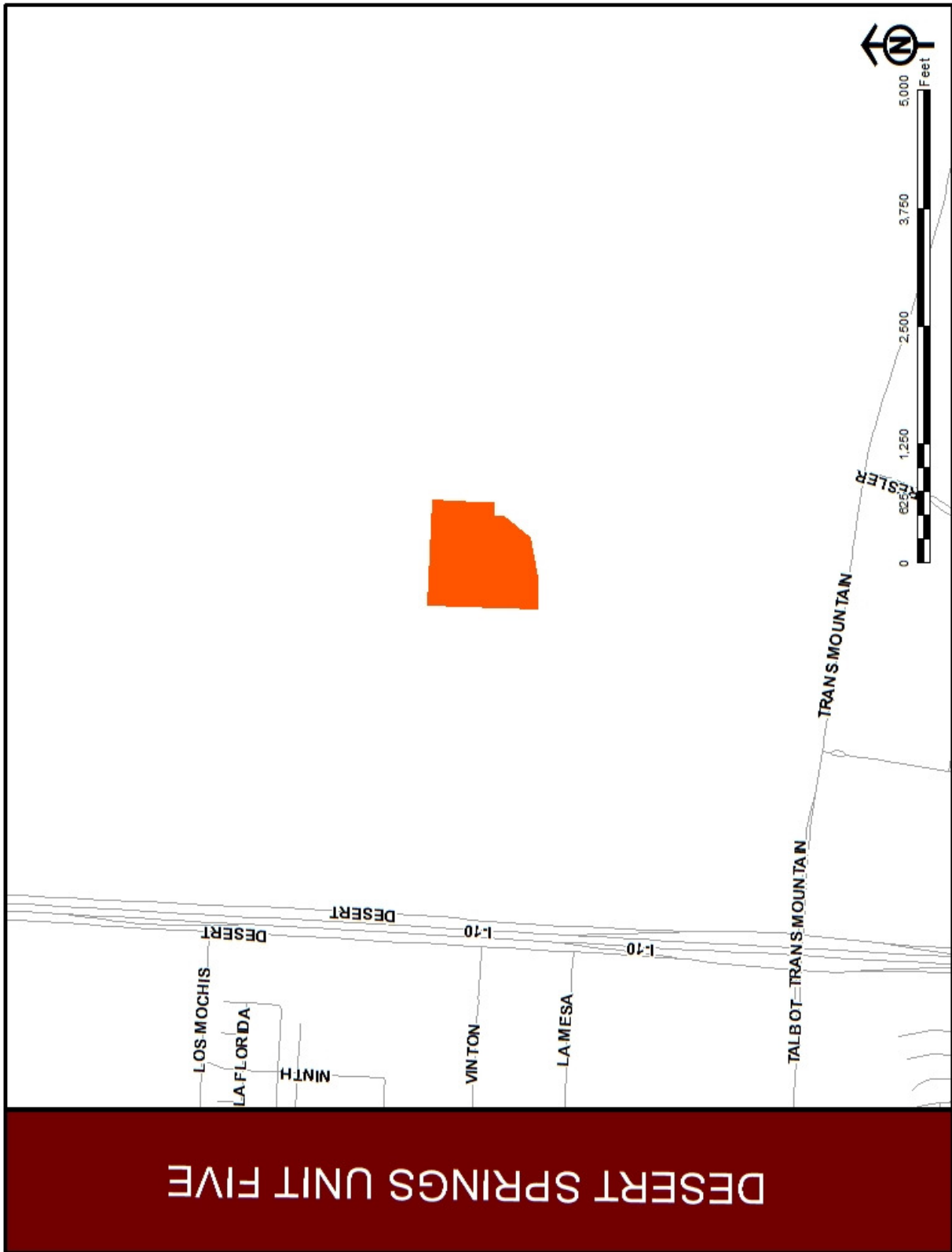
<b>Meter Size</b>	<b>Meter Capacity Ratio</b>	<b>Water*</b>	<b>Wastewater</b>
Less than 1 inch	1.00	\$ 659.00	\$927.00
1 inch	1.67	\$1,101.00	\$1,548.00
1½ inch	3.33	\$2,195.00	\$3,087.00
2 inch	5.33	\$3,514.00	\$4,941.00
3 inch	10.00	\$6,593.00	\$9,270.00
4 inch	16.67	\$10,990.00	\$15,453.00
6 inch	33.33	\$21,973.00	\$30,897.00

**Attachments**

1. Location map
2. Aerial map
3. Preliminary plat
4. Cross-sections
5. Modification request
6. Letter from Floodplain Administrator
7. Application



ATTACHMENT 1



ATTACHMENT 2





10

A PORTION OF NELLIE D. MUNDY SURVEY  
No. 243 AND No. 244, PARCEL 2, CITY OF  
EL PASO, EL PASO COUNTY, TEXAS;  
CONTAINING APPROXIMATELY 42.60 ACRES±  
SHEET 2 OF 2

[illegible][illegible]

PRELIMINARY  
TO BE CONSIDERED BY THE  
CITY PLANNING COMMISSION  
RECOMMENDATIONS CONCERNING  
THIS PLAN MUST BE FILED BY:



**SURVEYOR**

**Barragan & Associates**

LAND PLANNING & LAND SERVICES

16500 Wilshire Blvd., 2nd Fl., Suite 1100  
Beverly Hills, CA 90210  
Phone (310) 276-0020 Fax (310) 276-0021

CONTACT: MENDO BARRAGAN, R.A.



**OCEAN**

ENGINEERING

seismic • structural • hazards

Onshore Center for Transportation

4110 Wilshire Blvd., 2nd Fl., Suite 1100  
Beverly Hills, CA 90210  
Telephone (310) 276-0020

CONTACT: JAMES L. AUSTIN, P.E.

(SHEET 2 OF 2)

DATE OF PREPARATION: APRIL 2001

**SURVEYOR**  
**Barragan**  
**&**  
**Associates**  
LAND PLANNING & LAND SURVEYING  
1000 JONES ROAD, SUITE 100, FORT LAUDERDALE, FL 33304  
TEL: (954) 571-0000 FAX: (954) 571-0000

**ENGINEER**

**osa**

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www.transurban.com

**CONTACT: JORGE L. ACOSTA, P.E.**  
**(SHEET 2 OF 2)**  
**DATE OF PREPARATION: APRIL 2001**



## ATTACHMENT 5

Castner Center @ Transmountain  
4712 Woodrow Bean, Ste. F  
El Paso, TX 79924  
Office: 915.544.5232  
Fax: 915.544.5233  
web: www.ceagroup.net

December 20, 2011

City of El Paso - Development Services  
Two Civic Center Plaza-5<sup>th</sup> Floor  
El Paso, Texas 79901

Attention: Mr. Raul Garcia

Reference: Desert Springs Unit Five

Dear Mr. Garcia:

On behalf of the Developer for the above referenced development, modifications are being requested. The modifications are as follows:

Modification No. 1: 50' R.O.W. Street

A modification to reduce right-of-way width from fifty-two (52') feet to a typical fifty (50') feet is also requested. The typical fifty (50') foot right-of-way shall consist of thirty-two (32') feet of pavement with sixteen (16') feet from center, two nine (9') foot parkways with five (5') foot sidewalks and six (6") inch standard curb and gutter.

Modification No. 2: 120' R.O.W. Street

A modification to the right-of-way for the one-hundred-and-twenty (120') feet is requested. The one-hundred-and-twenty (120') foot modified right-of-way shall consist of thirty-two (32') feet of pavement (two eleven [11'] foot and one ten [10'] foot lanes) on both sides of the twenty-four (24') foot raised median. The center of the roadway (including the raised median) shall be offset three (3') feet from the right-of-way centerline. This shall provide a thirteen (13') foot parkway with a five (5') foot sidewalk and on the other side of the raised median a nineteen (19') foot parkway with an eight (8') foot meandering hike and bike trail. Our request for the right-of-way modification is based on Park's Department recommendation to extend and connect the existing hike and bike trail along Resler Drive.

Modification No. 3: Location Map Scale: A modification to provide for a better depiction of the surrounding area of the subject property, we are requesting a modification from the subdivision ordinance of the location map scale from 1"=600 ft to 1"=1000 ft.

Modification No. 4: Turning Heel: A modification to design the turning heel of 110 degree angle according to the alternative methods provided to us by the City of El Paso's Traffic Division. All proposed turning heel's will be designed with the minimum 70 ft distance between the control point at the property line and bisecting angle line, to the turning heel's property line, and maintain a turning radius between 70 degrees and 110 degrees.

Modification No. 5: Improvements To A Natural Arroyo: A modification to the preservation of a natural arroyo to allow public transportation connectivity is requested. Resler Drive will cross the arroyo as a one hundred and twenty (120') foot right-of-way street along Flow Path 41A. The street crossing occurs at a strategic location providing more undisturbed open space by

engineers • architects • planners





reducing the street crossings. This street improvement is being proposed to cross the arroyo to protect the public health, its safety and welfare. In addition, stabilization measures, and erosion protection improvements are proposed to comply with storm water management guidelines.

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,  
CEA Group

A handwritten signature in blue ink, appearing to read 'Alan D. Herrera', written over a horizontal line.

Alan D. Herrera, P.E.  
Project Engineer

I-2050-013-ld.rg.20dec2011 u5

ADH/adh

## ATTACHMENT 6

*Dedicated to Outstanding Customer Service for a Better Community*

**SERVICE SOLUTIONS SUCCESS**


### **ENGINEERING AND CONSTRUCTION MANAGEMENT DEPARTMENT**



### **MEMORANDUM**

DATE: January 9, 2012

TO: Raul Garcia  
Senior Planner

FROM: Alan Shubert P.E.   
City Engineer, Floodplain Administrator

SUBJECT: Desert Springs Unit Four and Five

The City Engineer has made a determination that modification are required to a portion of the arroyo within the proposed Desert Springs Unit Four and Five Subdivisions for the purpose of protecting the health, safety and welfare of the public, and recommends to the City Plan Commission that a modification be granted to the preservation of natural arroyo to allow some improvements provided that all Federal, State and local mandates are followed, and meets the requirements of Chapter 19.16.050 H (Preservation of Natural Arroyos) and permanent provisions for arroyo protection are provided and that any areas impacted by the proposed improvements, be reasonably safe from flooding and said improvements are included within the Subdivision Improvement Plans to be reviewed and approved by the Land Development Section of the Engineering and Construction Management.

**Mayor**  
John F. Cook

**City Council**

*District 1*  
Ann Morgan Lilly

*District 2*  
Susie Byrd

*District 3*  
Emma Acosta

*District 4*  
Carl L. Robinson

*District 5*  
Dr. Michiel R. Noe

*District 6*  
Eddie Holguin Jr.

*District 7*  
Steve Ortega

*District 8*  
Cortney Carlisle Niland

**City Manager**  
Joyce A. Wilson

Engineering and Construction Management Department  
2 Civic Center Plaza, 4<sup>th</sup> floor - El Paso, Texas 79901 - (915) 541-4200

## ATTACHMENT 7



### CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: \_\_\_\_\_ FILE NO. \_\_\_\_\_

SUBDIVISION NAME: Desert Springs Unit Five

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
A portion of Nellie D. Mundy Survey No. 244, Parcel 2, City of El Paso,  
El Paso County, Texas, Containing approximately 23.21 acres
  
2. Property Land Uses:
 

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>17.16</u>	<u>88</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>4.39</u>	<u>6</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	<u>1.61</u>	<u>1</u>	<u>Drainage R.O.W.</u>	<u>0.05</u>	<u>1</u>
School	_____	_____	Total No. Sites	<u>96</u>	_____
Commercial	_____	_____	Total (Gross) Acreage	<u>23.21</u>	_____
Industrial	_____	_____			
  
3. What is existing zoning of the above described property? R-3 & R-3A Proposed zoning? R-3 & R-3A
  
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No \_\_\_\_\_
  
5. What type of utility easements are proposed: Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Combination of Both X
  
6. What type of drainage is proposed? (If applicable, list more than one)  
Surface flow to proposed inlet at storm sewer  
Discharging to existing Hybrid Channel within Desert Springs Unit Four
  
7. Are special public improvements proposed in connection with development? Yes \_\_\_\_\_ No X
  
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes \_\_\_\_\_ No X  
 If answer is "Yes", please explain the nature of the modification or exception N/A
  
9. Remarks and/or explanation of special circumstances: N/A
  
10. Improvement Plans submitted? Yes \_\_\_\_\_ No X
  
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No \_\_\_\_\_  
 If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).



12. Owner of record SEE BELOW  
(Name & Address) (Zip) (Phone)
12. Developer \_\_\_\_\_  
(Name & Address) (Zip) (Phone)
14. Engineer CEA Group 4712 Woodrow Bean, Ste. F 79924 915-544-5232  
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION  
FEE: \$1,901.00

OWNER SIGNATURE: [Signature] Director of Land and Development  
REPRESENTATIVE: [Signature]

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

12. Owner of record DVEP Land LLC 7910 Gateway East, Ste. 102 79915 915-591-6319  
(Name & Address) (Zip) (Phone)

Owner Signature: [Signature]  
Director of Land and Development

12. Owner of record RPW Development 7910 Gateway East, Ste. 102 79915 915-591-6319  
(Name & Address) (Zip) (Phone)

Owner Signature: [Signature]  
Director of Land and Development

